



# AMENDED AGENDA

## Kingsburg Planning Commission

1401 Draper Street, Kingsburg, CA 93631

Telephone: 559-897-5328 Fax: 559-897-6558

Chairperson  
DR. PAUL KRUPER

Vice Chairperson  
JASON POYNER

COMMISSIONERS

DR. JASON ROUNTREE  
JEREMY KINNEY  
TROY COZBEY  
MATTHEW BULLIS

Planning & Development Director  
GREGORY COLLINS

Secretary  
MARY COLBY

### AGENDA

#### KINGSBURG PLANNING COMMISSION

SEPTEMBER 14, 2017

6:00 P.M.

#### KINGSBURG CITY COUNCIL CHAMBER

1401 DRAPER STREET

1. **CALL TO ORDER - Reminder for all Commissioners and Staff to speak clearly and loudly into the microphones to ensure that a quality recording is made of tonight's meeting. We ask that all those attending this meeting please turn off pagers and wireless phones.**

#### NEXT RESOLUTION 2017-15

2. **APPROVAL** of the July, 2017 minutes as mailed or corrected.
3. **PUBLIC COMMENTS** - Any person may directly address the Commission at this time on any item not on the agenda, or on any item that is within the subject matter jurisdiction of the Commission. A maximum of five minutes is allowed for each speaker.
4. **TTM 5073 REQUEST FOR 1 YEAR EXTENSION, APPLICANT PIARA GHUMAN**
  - A. Presentation by Planning Director Greg Collins
  - B. Commission Discussion
  - C. Possible Actions: Adopt/Deny/Modify Resolution
5. **PRESENTATION AND DISCUSSION ON THE NORTH KINGSBURG SPECIFIC PLAN**
  - A. Presentation by Planning Director Greg Collins
  - B. Commission Discussion
6. **FUTURE ITEMS**
7. **ADJOURN**

# **KINGSBURG PLANNING COMMISSION**

**JULY 13, 2017**

## **REGULAR MEETING**

**Call to order** – AT 6:01PM the Kingsburg Planning Commission meeting was called to order.

**Commissioners Present** – Kinney, Rountree, Poynor, Bullis, Cozbey and Kruper

**Commissioners Absent** – One vacant Seat

**Staff Present** – Planning Consultant Greg Collins and Planning Secretary Mary Colby

**Others Present** – Piara Ghuman, Planning Commission Liaison Bruce Blayney

**APPROVAL** - Commissioner Poynor made a motion, seconded by Commissioner Rountree to approve the minutes of the May 11, 2017 meeting as mailed. The motion carried by unanimous vote of those Commissioners present.

**PUBLIC COMMENTS** – There were no citizens present who wished to comment at this time.

**ACCEPT RESIGNATION FROM ROBERT JOHNSON FROM THE PLANNING COMMISSION.** Commissioner Kruper stated that Commissioner Johnson has been on the commission for several years and would like to present him with a plaque for his years of service. Mr. Kruper will speak to City Manager Alex Henderson regarding this matter.

**PUBLIC HEARING – FOR CONSIDERATION OF PUD-2016 - 04 AND PRE-ZONE 2017- 01 FOR A 39 LOT SUBDIVISION LOCATED ON THE NORTH SIDE OF KAMM AVENUE BETWEEN SOUTH ACADEMY AND MENDOCINO AVENUES ON THE NORTH END OF KINGSBURG, CONTAINING APPROXIMATELY 13 ACRES; THE SUBJECT TERRITORY HAS THE FOLLOWING APNS: 393-270-03, 13, 14 AND 15 APPLICANT PIARA GHUMAN (AKS ENTERPRISES)**

At 6:03PM the Noticed Public Hearing was opened.

Planning Director Greg Collins stated that in the packet is a staff report and two resolutions he gave a brief description and background of this map to date.

Commission Discussion –

- What will happen to the structures that are currently on the property? The applicant stated that the houses will be removed.
- Lot 8 9 10 and 11 will need to wheel their trash and green waste to the front of the lot if the alley remains the same.
- Dead end street on the west end of Hemma needs to be addressed
- Discussion of streets, phasing, ponding basin and locations of garages.

At 6:35PM the Public Comment period was opened.

## **KINGSBURG PLANNING COMMISSION**

**JULY 13, 2017**

### **REGULAR MEETING**

Eric Zentner, who owns property north of this development at 13828 S Academy, stated he wants to be assured that the ponding basin will remain on the subject property and not encroach on his property. A retaining wall should be required.

Bruce Blayney who lives on 14<sup>th</sup> Avenue stated that the names on the cul-de-sac must conform to the City street naming policy.

Dale Mell who is representing the applicant and who resides at 2090 N Winery, Fresno stated that he needs clarification on method of annexation. Planning Consultant Collins stated that the City Council will hear the annexation at their next meeting.

Close Public Comment at 6:43PM

Continued Commission Discussion – Retaining Wall needs to be durable.

Close Public Hearing at 6:45PM

Possible Actions:

Decisions regarding Environmental Document

Commissioner Bullis made a motion, seconded by Commissioner Rountree to adopt Planning Commission Resolution 2017-13 recommending to the City Council a prezone of 13 acres located on the north side of Kamm Avenue between south Academy and Mendocino Avenue in the City of Kingsburg, for the Piara Ghuman Project Tract 5073. The motion carried by unanimous vote of those Commissioners present.

Commissioner Bullis made a motion, seconded by Commissioner Cozbey to adopt Resolution 2017-14 approving PUD 2016-04 (Ghuman) for a single family residential development and -associated open space uses. The motion carried by unanimous vote of those Commissioners present.

### **FUTURE ITEMS**

Commissioner Rountree requested that information be presented on how Water Service, Fire Service and Schools are determined to be adequate for Kingsburg.

Planning Director Greg Collins gave a brief explanation of how impact fees collected from developers are used for city services and schools.

**ADJOURN** - At 7:04PM the Kingsburg Planning Commission meeting was adjourned.

Submitted by

Mary Colby  
Planning Secretary



Meeting Date: 9-14-2017  
Agenda Item: 4

REVIEWED BY:

## PLANNING COMMISSION MEETING STAFF REPORT

REPORT TO: Planning Commission  
REPORT FROM: Greg Collins, Contract Planner  
AGENDA ITEM: Ghuman (AKS Enterprises), Time Extension

ACTION REQUESTED: ☐ Ordinance ☒ Resolution ☒ Motion  
☐ Receive/File

### EXECUTIVE SUMMARY

That the Planning Commission pass Resolution 17-\_\_ approving an extension of time for the Ghuman Subdivision, AKS Enterprises, Tract No. 5073. Staff recommends that the Ghuman subdivision map, approved in 2005, by the Kingsburg Planning Commission, be granted a 12-month extension of time as permitted by Section 66452.6 (e) of the State Subdivision Map Act.

A vesting tentative subdivision map (Tract No. 5073) for 39 lots was approved by the Planning Commission and City Council in 2005. The current tract map is valid until October 2017. The applicant is close to submitting a final subdivision but does not want to take the chance that the tentative map would lapse prior to the final map being recorded. Therefore, the applicant has requested a 12-month extension of time on the current tentative subdivision map, which would extend the life of the map to October, 2018.

### BACKGROUND

Piara Ghuman, AKS Enterprises, Inc, 340 West Hermosa Street, Lindsay, CA, 93247, was approved for pre-zoning and a PUD (planned unit development) by the Kingsburg Planning Commission on 7/13/2017 on properties located on the north side of Kamm Avenue between South Academy and Mendocino Avenues on the north end of Kingsburg, containing approximately 13 acres; the subject territory has the following APNs: 393-270-03, 13, 14 and 15. Also, the Commission had noted that the applicant had a vesting tentative subdivision map (Tract No. 5073) for 39 lots

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In 2005, a negative declaration (ND) was approved by the Planning Commission and City Council for the "project" that included the annexation, pre-zoning, and a 39-lot tentative subdivision map for the subject property. It did not discuss the proposed PUD (planned unit development), however, the PUD and its associated conditions generally guides the design of the streetscape and home design and does not necessarily result in environmental impacts above and beyond what is posed by the annexation, rezoning and subdivision of the subject site. In other words, the ND adequately discussed the impacts associated with the conversion of open space to a residential urban use.

A negative declaration is a finding that the project will not have a significant impact on the environment above and beyond the environmental impacts discussed in the EIR prepared on the North Kingsburg Specific Plan. The Plan's EIR was certified by the Kingsburg City Council and a "Statement of Overriding Consideration" was included and filed with the certified EIR.

### **RECOMMENDED ACTION BY PLANNING COMMISSION**

Pass Resolution No. 2017 - \_\_\_\_ approving a one-year extension of time for Tract No. 5073 as permitted by Section 66452.6 (e) of the State Subdivision Map Act.

### **FINANCIAL INFORMATION**

#### **FISCAL IMPACT:**

- |                              |               |
|------------------------------|---------------|
| 1. Is There A Fiscal Impact? | <u>No</u>     |
| 2. Is it Currently Budgeted? | <u>No</u>     |
| 3. If Budgeted, Which Line?  | <u>Varies</u> |

### **PRIOR ACTION/REVIEW**

The subject territory is within the planning area of the Kingsburg General Plan, Land Use Element, and North Kingsburg Specific Plan. The proposed tentative subdivision map, Tract No. 5073 is consistent with both of these planning documents.

### **BACKGROUND INFORMATION**

The subject property is located on the north side of Kamm Avenue between South Academy and Mendocino Avenues on the north end of Kingsburg, containing approximately 13 acres; the subject territory has the following APNs: 393-270-03, 13, 14 and 15.

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## **ENVIRONMENTAL REVIEW**

The "project" originally encompassed three planning applications - annexation, pre-zoning and tentative subdivision map. A negative declaration (ND) was prepared for the project. The ND was filed with the County of Fresno. The ND made the finding that water; traffic, air quality and loss of agricultural land could pose significant impacts; however, these impacts were thoroughly discussed in the EIRs prepared on the Kingsburg General Plan and North Kingsburg Specific Plan. The Kingsburg City Council certified both EIRs and a "Statement of Overriding Consideration" was recorded with the Final EIRs. The Planning Commission approved the ND for the Tract Map in 2005 and staff has concluded that the findings in the ND are still relevant.

## **ATTACHMENTS:**

1. Resolution No. 2017 - \_\_ granting a one-year time extension for Tract Map. No. 5073
2. Tract Map No. 5073

**RESOLUTION NO. 2017 -**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
KINGSBURG APPROVING A ONE-YEAR EXTENSION OF TIME FOR  
SUBDIVISION TRACT NO. 5073**

**WHEREAS**, the Kingsburg Planning Commission did consider during its regular meeting on September 14, 2017, the application of Piara Ghuman, AKS Enterprises, Inc, 340 West Hermosa Street, Lindsay, CA, 93247, for a one-year time extension for Tract No. 5073 located on 13 acres located on the north side of Kamm Avenue between South Academy and Mendocino Avenues on the north end of Kingsburg, and

**WHEREAS**, the Assessors Parcel Numbers (APNs) for the subject properties are APN 393-270-03 (42,432 square feet), 393-270-13 (3.57 acres), 393-270-14 (2.97 acres) and 393-270-15 (4.94 acres), and

**WHEREAS**, the Kingsburg Planning Commission did conduct a public meeting, accepting written and oral testimony both for and against the approval of a one-year extension of Tract No. 5073,

**WHEREAS**, a tentative subdivision map for the Ghuman Subdivision was approved by the Kingsburg Planning Commission in 2007, and

**WHEREAS**, the approval of said tentative map will expired in October 2017, and

**WHEREAS**, Section 66452.6 (e) of the Map Act allows the subdivider to request a time extension from the Planning Commission for the filing of a final map, and

**WHEREAS**, the Commission reviewed the staff report on this matter, considered testimony and voted to approve the granting of a one-year time extension on said map.

**NOW, THEREFORE BE IT RESOLVED** that the Kingsburg Planning Commission hereby grants a time extension of one-year for Tract No. 5073 for the filing of a final map.

The foregoing resolution was adopted upon a motion of Planning Commissioner \_\_\_\_\_, second by Commissioner member \_\_\_\_\_ at a regular

meeting of the City of Kingsburg Planning Commission on September 14, 2017, by roll call vote.

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I, Mary Colby, Secretary to the Planning Commission of the City of Kingsburg, do hereby certify that the foregoing resolution was duly passed and adopted at a regular meeting of the Kingsburg Planning Commission held on the 14th day of September, 2017, by the following vote:

Ayes: Commissioners:

Noes: Commissioners:

Absent: Commissioners:

Abstain: Commissioners:

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Mary E. Colby  
Planning Commission Secretary  
City of Kingsburg



FINAL MAP OF  
**TRACT 5073**  
IN THE CITY OF KINGSBURG,  
FRESNO COUNTY, CALIFORNIA  
SURVEYED AND PLATTED BY PROVOST &  
PRITCHARD ENGINEERING  
SHEET 3 OF 3

**BASIS OF BEARINGS**

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 16 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND  
MERIDIAN, AS DETERMINED BY GPS OBSERVATIONS, TAKEN TO BE  
NORTH 00° 37' 47" EAST.

**NOTE**

SET 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "LS 8047",  
AT ALL LOT CORNERS, BLOCK CORNERS, ANGLE POINTS  
AND CURVE POINTS UNLESS OTHERWISE NOTED.

**LEGEND**

- FOUND AND ACCEPTED UNLESS OTHERWISE NOTED
- ( ) INDICATES RECORD DATA
- DN DOWN
- FCR FRESNO COUNTY RECORDS
- ORFC OFFICIAL RECORDS FRESNO COUNTY
- CR CORNER RECORD
- CFR CALCULATED FROM RECORD
- FCBCM FRESNO COUNTY BRASS CAP MONUMENT
- TM2 RECORD DATA PER TRACT MAP NO. 5049, RECORDED IN  
VOLUME 66 OF PLATS, PAGES 40-41, F.C.R.
- PUE PUBLIC UTILITY EASEMENT
- ▼ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET  
AND PUBLIC UTILITY PURPOSES
- \*\*\*\*\* RELINQUISHMENT OF DIRECT ACCESS RIGHTS TO KAMM  
AVENUE
- SUBDIVISION BOUNDARY

FD. 3/4" OUTER DIAMETER IP,  
TAG ILLEGIBLE, DOWN 1.0', 0.10'  
NORTH & 0.05' EAST OF THE  
CALCULATED POSITION, NOT  
ACCEPTED

FD. 3/4" OUTER DIAMETER IP, TAG  
ILLEGIBLE, DOWN 0.8', 0.18' NORTH  
& 0.26' WEST OF THE CALCULATED  
POSITION, NOT ACCEPTED

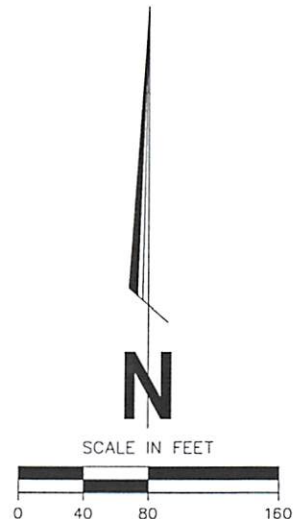
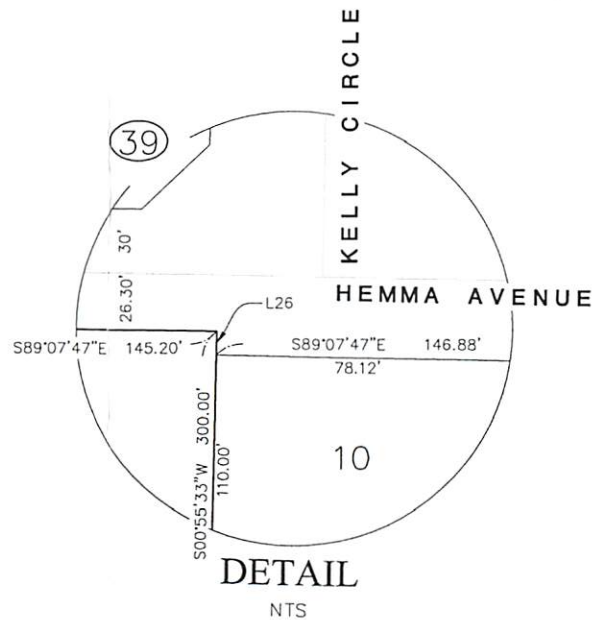
FD. 3/4" OUTER DIAMETER IP, TAG  
ILLEGIBLE, DOWN 0.8'

FD. 2" BRASS DISK, STAMPED  
"PLS 4714", FLUSH, PER TM2

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°07'47"W	7.41
L2	N45°52'13"E	7.41
L3	N44°07'47"W	14.48
L4	N45°52'13"E	14.48
L5	N45°49'26"E	27.98
L6	N45°49'26"E	14.48
L7	S45°52'13"W	28.00
L8	S44°07'47"E	14.48
L9	N45°52'13"E	14.48
L10	S44°08'23"E	12.48
L11	N44°08'23"W	15.52
L12	N45°51'37"E	14.10
L13	N45°51'37"E	13.91
L14	N44°08'23"W	13.91
L15	N44°08'23"W	14.08
L16	N44°07'47"W	14.48
L17	N45°52'13"E	14.48
L18	S45°53'18"W	14.08
L19	S45°53'18"W	13.94
L20	S44°08'23"E	28.00
L21	N45°51'37"E	28.01
L22	S44°08'23"E	28.00
L23	N45°53'18"E	28.02
L24	N00°52'13"E	9.46
L25	N00°46'40"E	35.80
L26	N00°55'33"E	3.70

RADIAL TABLE	
RADIAL	BEARING
R1	N52°15'35"W
R2	S89°07'47"E
R3	N54°00'01"E
R4	N89°07'47"W
R5	S87°27'23"E
R6	N46°42'25"E
R7	S89°07'47"E
R8	N44°57'59"W
R9	S89°11'50"W
R10	N52°15'35"W
R11	S89°07'47"E
R12	S87°27'23"E
R13	N46°42'25"E
R15	S89°11'50"W
R16	N44°57'59"W
R17	S54°00'01"W

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	50.00	32.18	36°52'12"
C2	50.00	30.72	35°11'49"
C3	50.00	40.00	45°50'11"
C4	50.00	40.00	45°50'12"
C5	50.00	40.00	45°50'12"
C6	50.00	40.00	45°50'12"
C7	50.00	30.71	35°11'48"
C8	50.00	32.18	36°52'12"
C9	50.00	32.18	36°52'12"
C10	50.00	30.72	35°11'49"
C11	50.00	40.00	45°50'11"
C12	50.00	40.00	45°50'12"
C13	50.00	40.00	45°50'12"
C14	50.00	40.00	45°50'12"
C15	50.00	30.71	35°11'48"
C16	50.00	32.18	36°52'12"
C17	50.00	221.43	253°44'23"
C18	50.00	221.43	253°44'23"



## Ghuman Reorganization: Vicinity Map

